



Arthurs Cottage, Yard 44 Stramongate

Kendal

£190,000

Arthurs Cottage

Yard 44 Stramongate, Kendal

Nestled in the heart of Kendal town centre, this beautifully presented two-bedroom flat combines contemporary living with characterful features, making it an ideal choice for a range of buyers. The property welcomes you with a spacious open-plan living, dining and kitchen area, offering a bright and versatile space that is perfect for both relaxing and entertaining. The contemporary fitted kitchen is finished to a high standard, featuring sleek cabinetry and modern fittings that create a stylish yet practical environment for everyday life. Characterful exposed beams run throughout the living space, adding warmth, charm and a timeless appeal that is rarely found in modern developments. Both bedrooms are well-proportioned doubles, providing comfortable and flexible accommodation to suit your needs, whether you are looking for a permanent home, a holiday retreat or a lucrative investment. The well-presented family bathroom offers a practical layout and traditional fittings, ensuring convenience and comfort for residents and guests alike. With the benefit of no onward chain, this property is currently operating as an established holiday let, presenting an excellent investment opportunity for those seeking immediate returns.

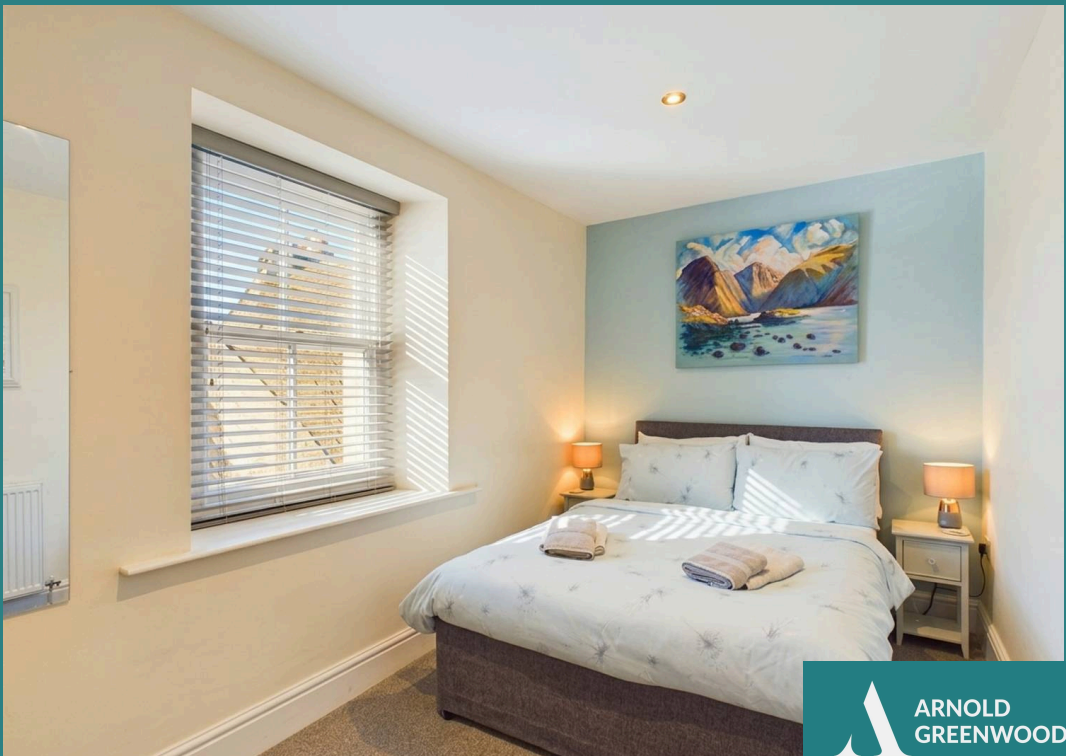
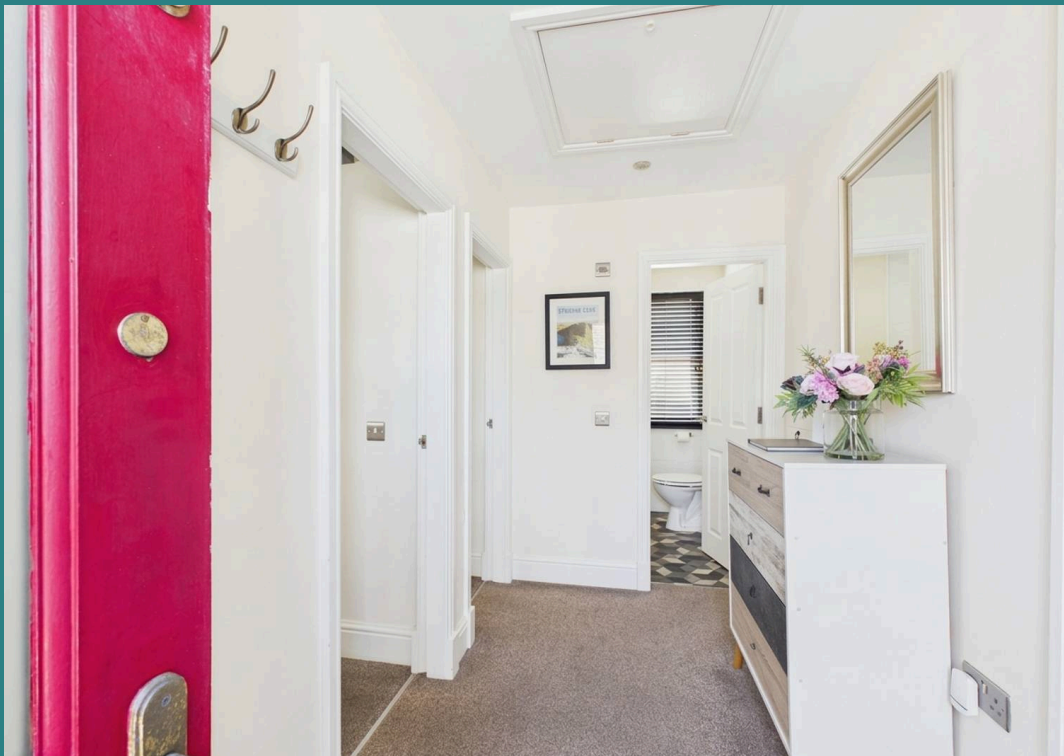


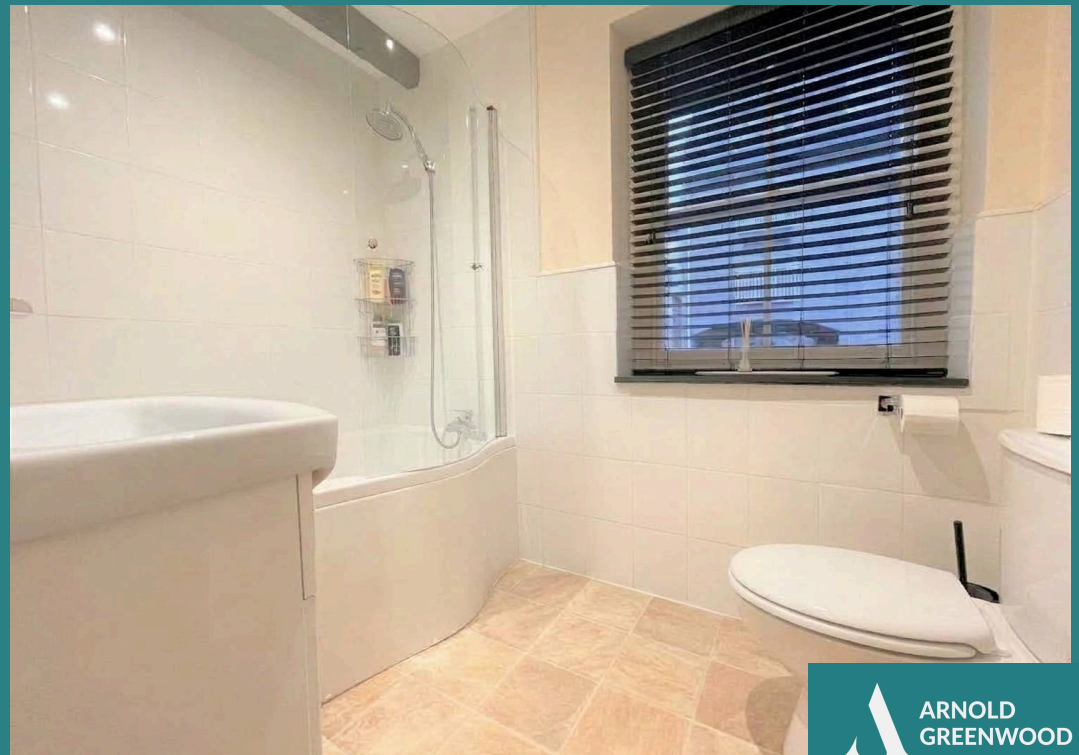
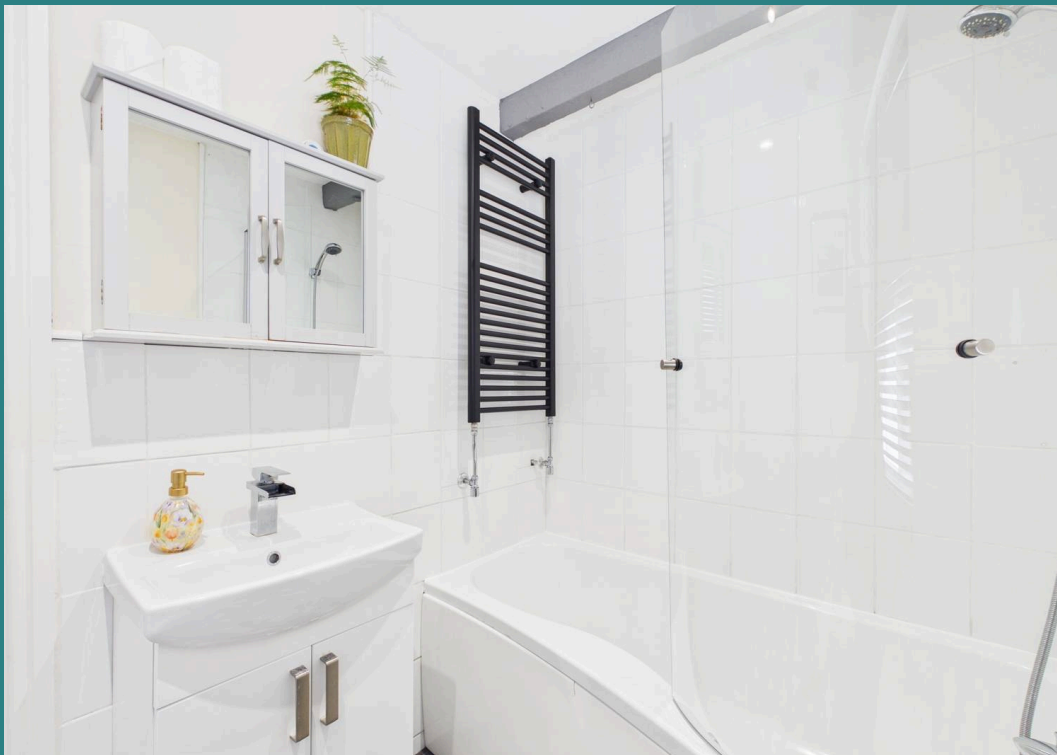
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The outside space further enhances the appeal of this delightful property. A private balcony offers a peaceful spot to enjoy your morning coffee or unwind after a busy day, with views over the communal garden area that is available for residents' use. This shared garden provides a pleasant green space in the heart of town, perfect for socialising with neighbours or simply enjoying the outdoors without leaving home. The central location means you are just moments away from Kendal's shops, cafes and amenities, while still being able to retreat to a tranquil setting. Whether you are seeking a low-maintenance home or a profitable addition to your property portfolio, this flat's combination of attractive outside space and prime town centre position makes it a rare find in Kendal. Early viewing is highly recommended to appreciate all that this property has to offer.









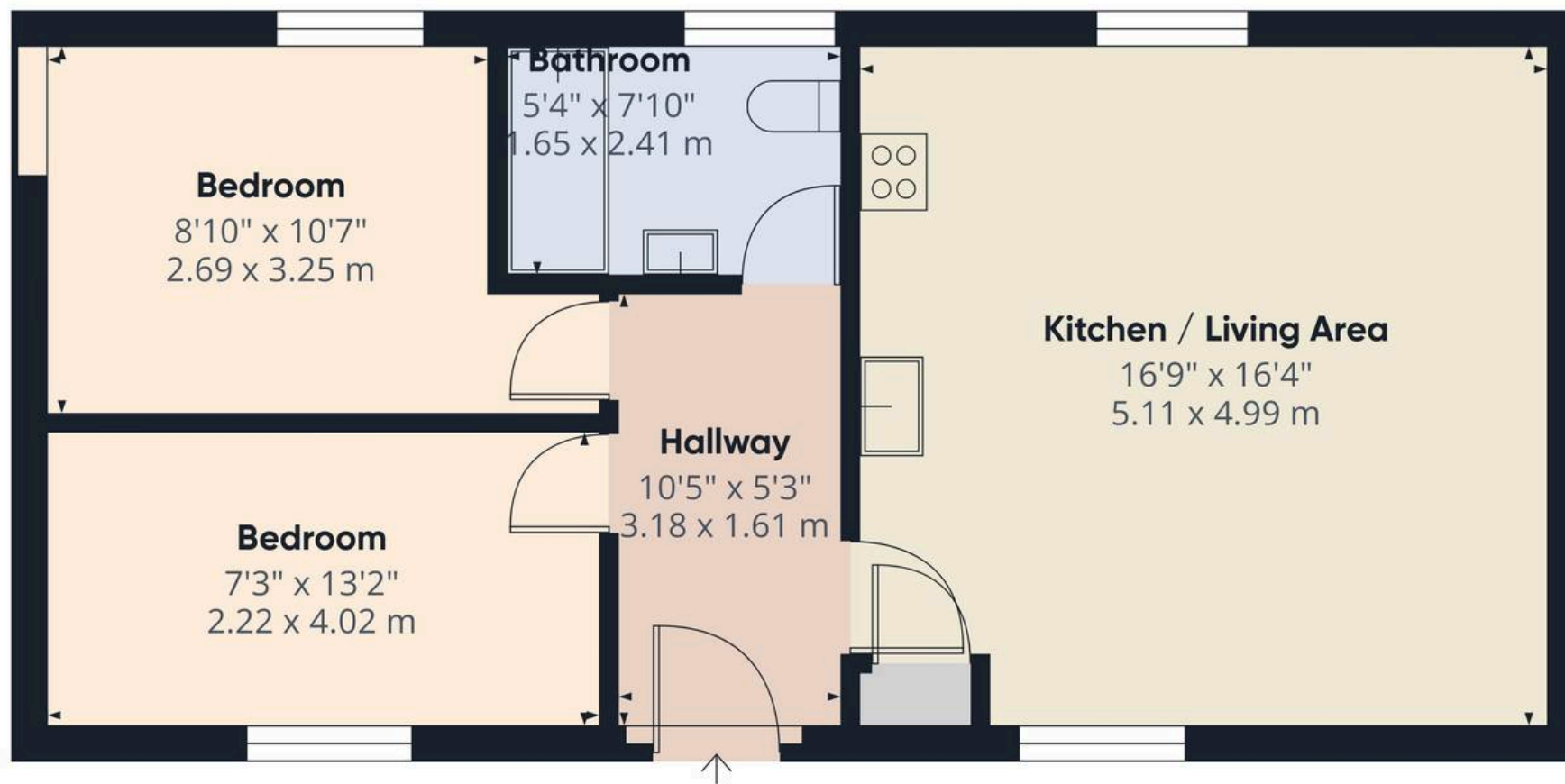
COMMUNAL GARDEN

OFF STREET

2 Parking Spaces

Off-street parking shared between the six flats in the yard, this is on a first come first serve basis.





Approximate total area⁽¹⁾

576 ft²

53.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration





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